

Camp Roberts Real Property Development Plan (RPDP) Long-Range Component

NEEDS ASSESSMENT / PLANNING CHARRETTE

A 5-day charrette was conducted to identify planning requirements for all aspects of the Real Property Development Plan (RPDP). The charrette incorporated the philosophy of the Camp Roberts executive and technical staff, identified goals and objectives for the RPDP framework, and highlighted the methodology or work plan for each of the subcomponents of the RPDP.

The needs assessment / planning charrette is initiated through a series of interviews and information gathering sessions during project kick off. The kick off process culminates in a planning charrette to present alternatives and reach a decision as to the preferred direction for the long-range development plan. The long-range development plan is the essential concept behind the RPDP that documents the land use plan, circulation plan, future development plan, and capital improvements plan elements that represent the best roadmap for the future development of the Camp Roberts installation. The charrette, or workshop, is an interactive process that allows concepts to be modified in response to installation input and represents an efficient way to assure that the installation vision is correctly represented. Long-range development plan elements are graphically represented, enabling direct feedback and more efficient concept development to occur.

RESULTS OF THE CHARRETTE PROCESS

An essential event during the RPDP process was the planning charrette, or workshop. The planning charrette included the following:

- Presentation of the existing conditions analysis.
- Discussion of the overall issues that must be addressed in the RPDP.
- Presentation of long-range development plan alternatives. The alternatives addressed future development, land use, and circulation plans.
- Discussion of an installation image and design theme.
- Discussion of the alternatives and consensus building.
- Selection and documentation of the preferred alternative.

RPDP ISSUES

The following issues were identified for Camp Roberts. The RPDP recommendations address these issues through the proposed long-range development plan. The issues are a high priority for real property management and future capital investments.

- The facilities and infrastructure are aging and are well beyond their economic lifespan. Although the infrastructure is functional, maintenance costs are increasing, and the physical plant cannot be relied upon to support the installation into the 21st century.
- The facilities are deteriorating, and prohibitive renovation costs discourage comprehensive upgrades needed to adapt these buildings to modern training needs, life safety criteria, energy performance, and telecommunications requirements.
- The facilities do not meet National Guard Bureau (NGB) facility criteria, i.e., the configuration does not correspond to the types of facilities presently planned for major training areas.
- A total redevelopment of the Camp Roberts installation is identified as a high priority need.
- The installation does not project a positive professional and corporate image. The condition of current facilities and lack of a coherent theme aggravate the low quality image.
- The installation cannot realize the advantages accruing from marketing training capabilities to all potential customers. Billeting, conference center, and consolidated mess facilities require focused investments in order to meet training site as well as customer requirements.
- Some land use incompatibilities are present, such as the location of the fuel farm adjacent to the existing barracks and training facilities.
- Support facilities, such as Organizational Maintenance Shop (OMS) #21, cannot support the mission.
- The land use split between the main cantonment and East Garrison have created functional difficulties in moving vehicles between the Mobilization and Training Equipment Site (MATES) and the maneuver areas.
- The Camp Roberts Airfield does not possess adequate aircraft pavements and facilities needed to support aviation training.

CHARRETTE RESULTS

- Personnel from Camp Roberts agreed to plan a single battalion block at the East Garrison near the airfield.
- Expand the MATES complex to consolidate wheeled and tracked vehicles.

- Redevelop the Camp Roberts Airfield with a comprehensive series of new facilities and airfield pavements. In addition, specific aviation-related training capabilities might be provided.
- Construct an all-weather crossing of the Salinas River to provide access for the Camp Roberts MATES to the main maneuver areas. A final alignment has not been determined.
- Redevelop the Camp Roberts installation using the modular battalion blocks to provide training site facilities: billets, barracks, unit headquarters, dining, unit support, and motor pool functions.
- Refine the requirements analysis for the battalion blocks to accommodate necessary support functions and an expanded motor pool area.
- Phase in the construction of the battalion blocks in San Luis Obispo County prior to construction in Monterey County.
- Design the circulation concept within the area redeveloped with new battalion blocks as a nested loop system. The outer loop would service mostly tactical vehicle movement and service functions. The inner loop would provide access to the battalion block headquarters, billets, barracks, and dining facilities. The circulation concept proposes to segregate different types of traffic to reduce traffic conflicts and direct intensive traffic, such as convoys, to areas of the installation that can support their parking requirements.
- Consolidate the Camp Roberts installation within San Luis Obispo County. The annexation / de-annexation action shall be pursued by political means in order to remove Camp Roberts from Monterey County.
- Leave the hill overlooking the Director of Logistics (DOL) complex and the OMS to accommodate future expansion and a “third campus.”
- The RPDP will identify buildings that are not authorized and would be hard to replace under the camp’s redevelopment plan. These buildings will be refurbished and not demolished.
- Relocate the Troop Medical Clinic (TMC), helipad and fire station to a new site near the front gate.
- Newly constructed buildings will have “smart building” technology.
- Develop the parade field with common use facilities, such as a fitness course, multipurpose playing fields, a track, ball field, and obstacle course.
- Create a second core in the southern end of the current parade field by construction of a brigade and unit headquarters core.
- Centralize buildings around the existing ballfield. The recommendation will reinforce an installation support core near the main gate including the proposed

education center, Maneuver Training Center (MTC) armory, physical fitness center, billeting office, visitors center / security office, troop medical clinic, and fire station.

- Construct a new post headquarters and emergency operations center. Locate the billeting office near the main gate and the billeting on the hill near the post headquarters / emergency operations center facility.
- Renovate the conference center / consolidated mess facility, building 113, to complement the new post headquarters complex and the proposed chargeable billets.
- Redevelop the mobilization unit inprocessing center / soldier readiness processing center (MUIC / SRPC) at its current site north of the post headquarters complex.
- Locate the new MTC armory in the centralized cantonment core.
- Set aside sufficient area to support the expansion of the Regional Training Site-Maintenance (RTS-M) campus. The expansion will include warehousing, billeting, and dining facilities.
- Locate the OMS in the industrial portion of the cantonment area.
- Collocate public works shops and DOL in the industrial area.
- Locate the fuel farm near tank trails and the service road to increase the circulation pattern. Consider locating the fuel farm off Washington Street.
- Camp Roberts is in need of a new wash rack for wheeled vehicles.
- Develop a water treatment plant capability.
- Renovate the wastewater treatment plant (WWTP).
- Designate a tactical training and bivouac area north of the cantonment that is wired for unit support and simulations.
- Construct an RV Park in the 7000 area. Utilize the remainder of the 7000 area as an environmental restoration area.
- Identify the 1000 and 2000 blocks as a potential tent city to aid in the mobilization of additional troops.

RPDP PREFERRED ALTERNATIVE

The RPDP Preferred Alternative, as selected and refined during the charrette, includes the following overall elements:

- Reinforce the major functional complexes: MATES, airfield, DOL, fueling / staging, vehicle maintenance, post headquarters, conference center / chargeable billeting, armory, RTS-M, battalion blocks, community support facilities, outdoor recreation, etc.
- Redevelop the installation in a phased program utilizing the battalion blocks increments as the anchor facilities for the future.
- Create well-defined campuses, or core complexes, that concentrate like functions and create vitality for the installation proper.
- Differentiate the flow of vehicles, supplies, and units that occurs during the training cycle. Reinforce the cycle by creating an appropriate functional arrangement of roads, parking and staging areas, support complexes, and training site facilities.
- Create an installation development pattern and facility complexes that take advantage of synergy between like functions and allow the installation to market its capabilities more effectively.
- Continue to develop the installation in an environmentally sensitive manner.
- Create and reinforce a coherent, high quality professional image for the Camp Roberts installation using the installation design guide (IDG) themes and design standards.

RPDP PROJECT INCREMENTS

The following tentative project increments were identified during the kickoff and charrette process. Some of the project increments are specifically validated by facility requirements and identified deficiencies generated from the Tabulation of Existing and Required Facilities (TAB). Other project increments are generated from the basic assumption that all of the existing facilities will require replacement over the long-range timeframe of the RPDP (25 years plus). A third source of projects is the anticipated infrastructure capability enhancements identified during the interview process.

All of the listed projects are included in the long-range development plan for the installation. The land use plan and future development plan set aside or reserve the needed land areas to site the projects in a functional manner. The RPDP phases the identified projects and other capital improvements that may be identified in the future upon completion of the requirements analysis in an orderly manner. The capital improvement plan (CIP) will phase the project increments to address high priority requirements and an orderly future development for the installation.

It should be noted that the project increments are identified as separate requirements at this time. The increments will be combined into logical projects where collocation or combining certain

improvements is sensible. The intent of the project list is to identify required improvements that are needed to ensure continued installation capabilities into the future.

LIST OF PROJECTS

MAIN CANTONMENT

- Battalion Blocks (12 increments required, phases to be determined)
- Maneuver Training Center (MTC) Armory
- RTS-M Expansion (Phase I)
- RTS-M Expansion (Phase II)
- Post Headquarters
- Replace OMS #21
- Education Center / Simulation Center
- Conference Center
- Billets (Chargeable Units)
- Replace DOL Warehouses
- Outdoor Recreation Complex
- Brigade Headquarters Building
- Communications Center
- Tactical Training / Improved Bivouac Area
- Recreation Vehicle (RV) Park
- Troop Processing Center (MUIC / SRPC)
- Billeting / Support Coordination Office
- Visitor Center / Security Office
- Physical Fitness Center
- Emergency Operations Center (EOC)
- Replace Fire Station
- Replace Troop Medical Clinic (TMC)
- Public Works Shops
- Unit Maintenance Facility (dedicated, issuable by DOL)
- Museum / Static Display
- Facility Demolition Program
- Central Spine / Boulevard
- Service Road Improvements
- South Gate Upgrades: includes freeway access improvements, entry, and landscaping.
- Main Gate Upgrades: includes freeway access improvements, entry, and landscaping.
- North Gate Upgrades: includes freeway access improvements, entry, and landscaping.
- Nacimiento River Bridge
- Install Water Treatment Plant (WTP)
- Main Cantonment Helipad
- Tracked Vehicle Washrack

- Wheeled Vehicle Washrack
- Replace Main Cantonment Fuel Point
- Installation Telecommunications Upgrades
- Various Infrastructure Upgrades
- Recycling Center
- Staging Area Improvements (Washington Street)
- Wastewater Treatment Plant (WWTP) Upgrades

EAST GARRISON

- Camp Roberts MATES Expansion: Expand compound to support wheeled vehicles currently stored at the OM 6 motor pool on the main cantonment.
- Controlled Humidity Preservation (CHP) warehouses – Phase I.
- Controlled Humidity Preservation (CHP) warehouses – Phase II.
- Airfield Improvements include: rotary-wing runway and taxiway, aircraft parking apron, operations building, transient aircraft building, unit support buildings, vehicle parking, fueling capability, crash / rescue shelter, and construction of a battalion block.
- Tracked Vehicle Access Route: from MATES to maneuver areas.
- Salinas River Bridge.
- Develop a long-range plan to provide East Garrison wastewater infrastructure.

